

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 20, 2006

ITEM NO. _____

| | | | |
|------------------------------|--|---------------------------|---|
| CASE NUMBER/ PROJECT NAME | 54-DR-2006 Fire Station 602 | | |
| LOCATION | 7552 E Indian School Road. | | |
| REQUEST | Request approval of a site plan, landscape plan, lighting plan, and elevations for the City of Scottsdale Fire Station No. 602. | | |
| OWNER | City of Scottsdale 480-312-7245 | ENGINEER | N/A |
| ARCHITECT/ DESIGNER | LEA-Architects, LLC 602-943-7511 | APPLICANT/ COORDINATOR | Vivek Galav, P.E. City of Scottsdale 480-312-7245 |
| BACKGROUND | <p>Zoning.</p> <p>The subject parcel is zoned Highway Commercial District Downtown Overlay (C-3 DO), which is intended for most types of commercial activities including municipal uses.</p> <p>Context.</p> <p>The site is located approximately 140 feet east of the East Indian School Road and North 75th Street intersection. To the north of the site is a church with a preschool, south of the site is a carwash, east the site is the CVS pharmacy, and to the west is the City of Scottsdale's Design Studio building.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Church and preschool, zoned C-3 DO.• South: Carwash, zoned C-2 DO.• East: Retail, zoned C-3 DO.• West: Office building, zoned C-3 DO. <p>Applicant's Request.</p> <p>The proposal is for the approval of the site plan, landscape plan, elevations, and exterior lighting plan for a City of Scottsdale Fire Station.</p> | | |
| APPLICANT'S PROPOSAL | <p>Development Information:</p> <ul style="list-style-type: none">• Existing Use: Vacant parcel• Proposed Use: Fire station• Parcel Size: 0.98 acres• Building Square Footage: 12,970 square feet.• Building Height Allowed: 36 feet• Building Height Proposed: Approximately 32 feet | | |

- Parking Required: 30
- Parking Provided: 31
- FAR: 0.8
- FAR: Proposed 0.3

DISCUSSION

The applicant's proposal is to construct a new two-story City of Scottsdale Fire Station to serve the downtown area. This building is designed in compliance with the Leadership in Energy and Environmental Design (LEEDS) recommendations. In order to maintain a consistent building setback and street presence adjacent to East Indian School Road, the proposal sets the face of the fire station approximately equal to the Design Studio's south court yard wall, with the primary public access to the fire station adjacent to the street.

The proposal also takes advantage of the existing courtyard of the Design Studio by removing a portion of the wall on the west property line and connecting the Design Center's courtyard with the proposed courtyard of the fire station. To encourage pedestrian circulation between the Design Center and the fire station, the proposal includes sidewalks that connect to the existing internal pedestrian sidewalks of the Design Studio. The emergency vehicles and pedestrian vehicles will access the site from the alley adjacent to the north property line. The primary emergency vehicle egress will be to East Indian School Road.

The intent of the proposed architectural design is to respond to the civic & historical context of the surrounding buildings. Drawing from the Design Studio to the west of the site and the carwash to the south, the proposed architectural character utilizes traditional materials in their natural form. The primary material proposed is an unfinished natural gray concrete masonry unit. The columns and the tower element are clad with a natural sand stone. The roof is a standing seam weathered cor-ten steel, and the trellis elements are also weather steel. Projecting northwest and southeast, the proposed design includes weathered steel gutters to harvest the rainwater so that the water may be reutilized to irrigate the landscaping.


STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Dan Symer
Senior Planner
Phone: 480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



Dan Symer
Report Author

Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Perspective
8. Exterior Lighting Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

LEA - Architects, LLC

Architecture Planning Interiors
1730 East Northern Avenue, Suite 110
Phone: 602.943.7511
email: info@lea-architects.com

Construction Management
Phoenix, Arizona 85020
Fax: 602.943.7784
www.lea-architects.com



Fire Station No. 602 Written Description 5/10/06

Fire Station No. 602 is located in the downtown district of Scottsdale at the corner of 75th Street and Indian School Road adjacent the City of Scottsdale's Design Center. The architecture responds to both the civic & historical context of the surrounding urban area drawing from the materials, colors, and textures of the existing built environment. Natural materials including ground face concrete masonry, in combination with sandstone & weathered cor-ten steel define the building surface, and exude a sense of sustainability and presence.

The two-story downtown fire station is sited to define an urban edge, aligning with the existing historic design center along the Indian School Road frontage. Sandstone tile colonnade piers support the roof water-harvesting gutter, drawing one's focus to an entry that is both open and inviting. The fire station will engage the existing design center courtyard, and connect the old and the new. The additional courtyard space is flexible in that it can be open or secure depending on the arrangement of the cor-ten steel pivot gates integral to colonnade piers that transverse the space.

The two-story fire station maximizes staff & public parking totaling 31 stalls, which will be shared with the design center. Fire Station 602 includes 3 apparatus bays, a utility shop, decon room, turn out room, and various other support spaces. The station will house ten fire fighters including 2 captain dorms and offices, a battalion chief and his quarters, crew office, dayroom, dining room, kitchen, and a physical conditioning room. The living areas for the firefighters are located on the second level for added privacy, but open to the outdoors with exterior decks to overlook Indian School and shared courtyard spaces. Fire Station No. 602 provides a public toilet, as well as a community room that opens onto the lush courtyard bringing the outside in, and allows for a more flexible space for larger events.

Scottsdale Fire Station No. 602 will be a part of the LEED (Leadership in Energy and Environmental Design) program. The design utilizes passive and active sustainable green building strategies, including recycled building materials, water harvesting, solar energy, natural daylighting and ventilation, as well as energy efficient mechanical and electrical systems. Native desert vegetation will be used throughout the project, utilizing a xeriscape planting strategy to conserve water. Water harvesting gutters collect 100% of the roof water and mechanical system runoff, and become a dynamic architectural feature as they take the form of galvanized pipe shading elements at the entry, and engage the colonnade in the form of a cor-ten weathered steel channel, allowing water to be collected and stored underground for irrigation. The green design concepts instilled are integral to the architecture and inherent sustainability of Fire Station No. 602.



Q.S.
17-45

G.I.S. ORTHOPHOTO 2005

Fire Station 7552 E. Indian School Road

54-DR-2006

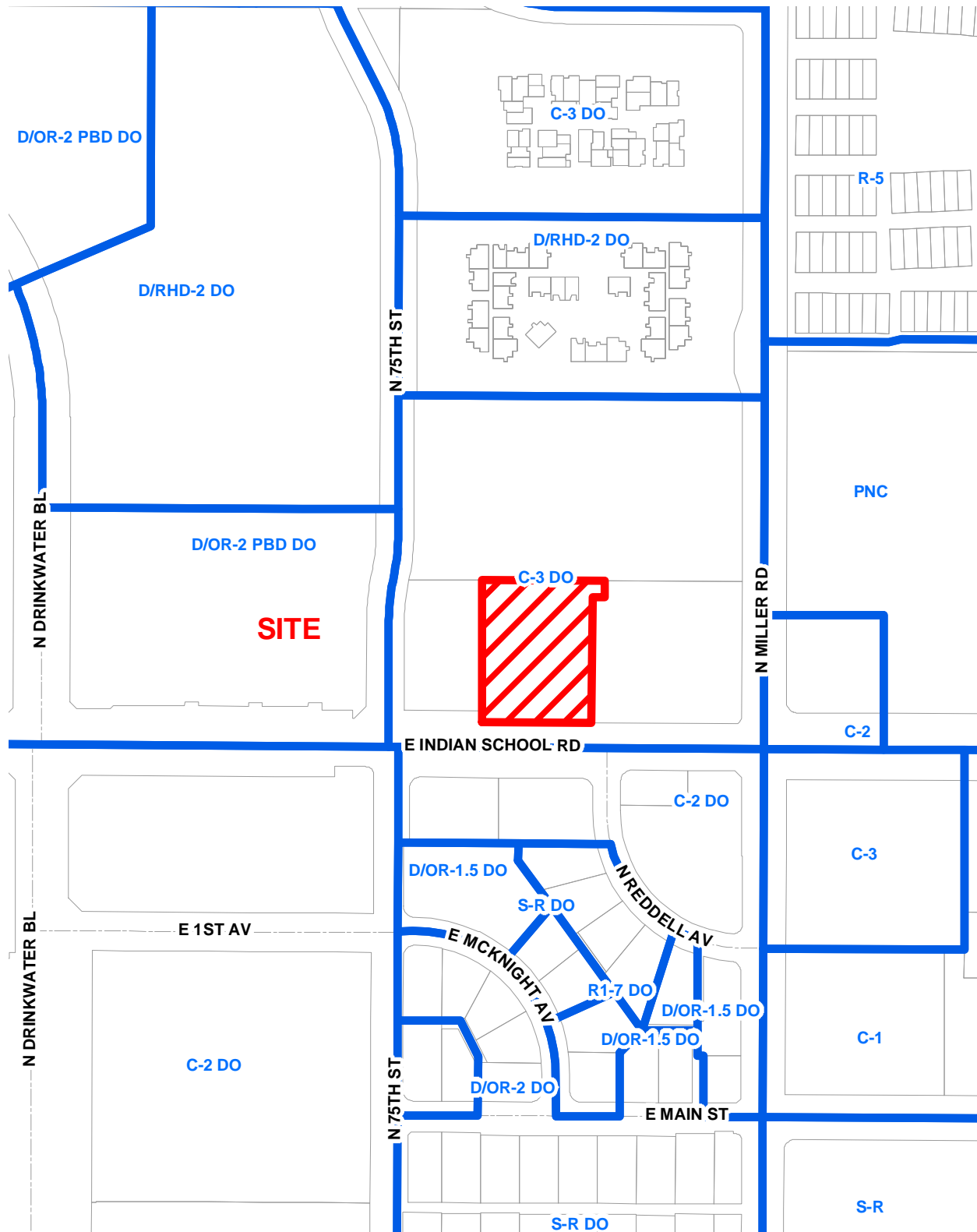
ATTACHMENT #2



Fire Station 7552 E. Indian School Road

54-DR-2006

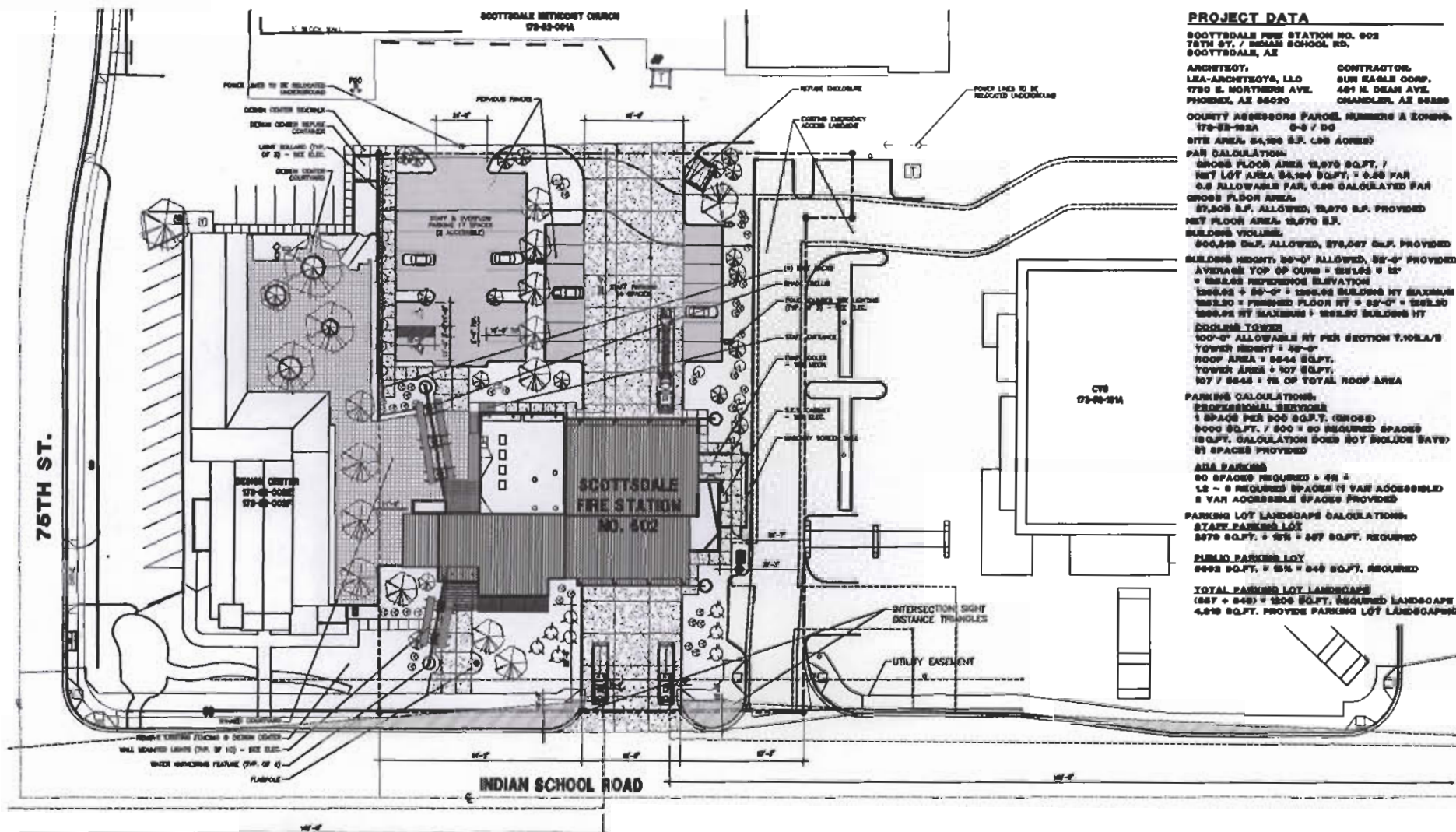
ATTACHMENT #2A



54-DR-2006

ATTACHMENT #3





LEGAL DESCRIPTION

Lot 2, of the Eckard Drive Shire No. 5331 property situated in the City of Scottsdale, according to the Plat of Record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 888 of Maps, Page 33.

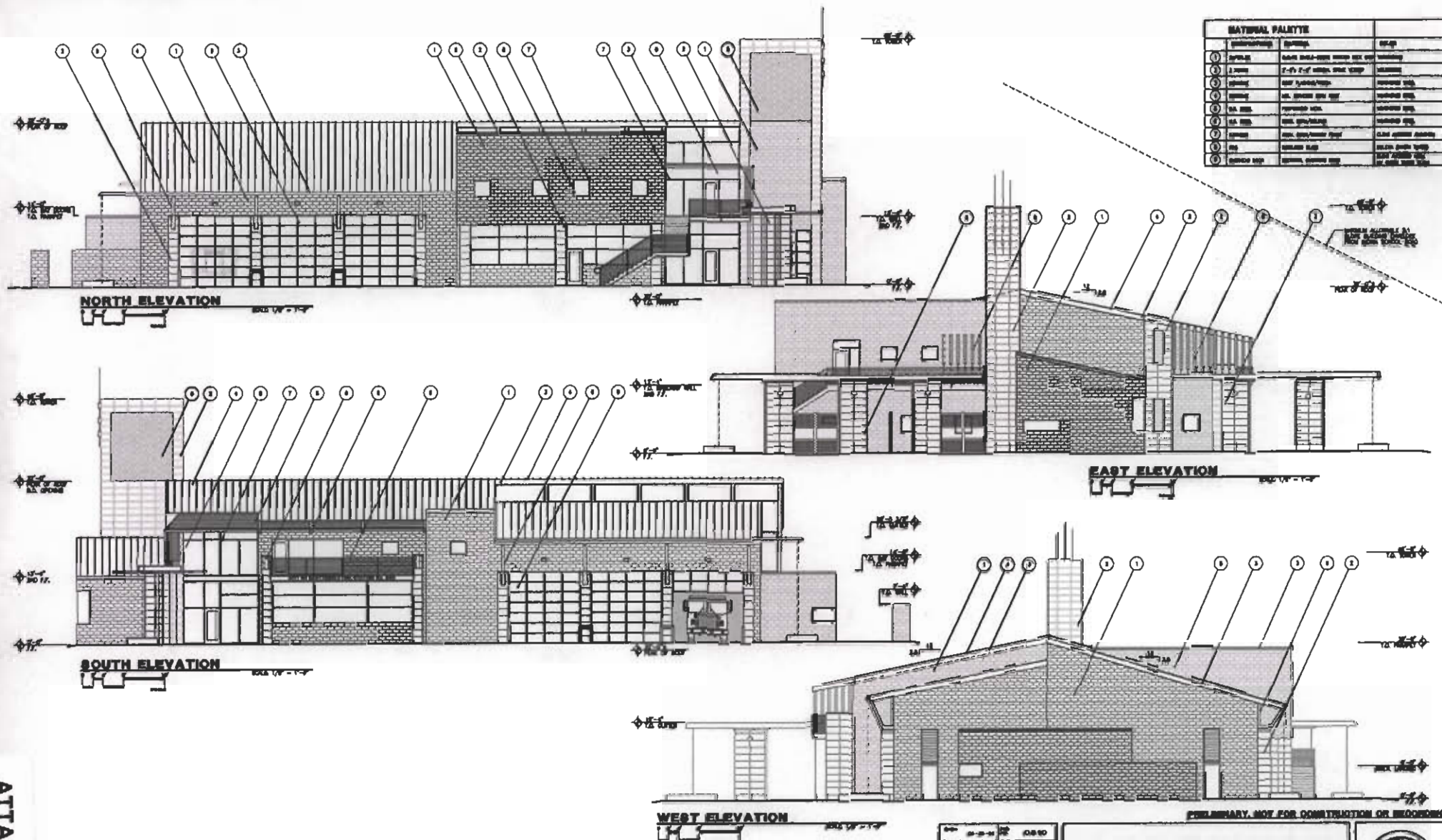
Except Right of Way Dedication to the City of Scottsdale, Arizona, recorded November 17, 2004 as 2004-1347904 of Official Records.

| | | |
|-------------|--|-------|
| Sheet | 20-20-00 | 0-010 |
| Project | SC/12 | 12/12 |
| Sheet Title | SCOTTSDALE FIRE STATION NO. 602 | |
| Author | LEA-ARCHITECTS, LLO | |
| Check | LEA-ARCHITECTS, LLO | |
| Scale | 1" = 10' | |
| Notes | 1. ALL DIMENSIONS ARE IN FEET AND INCHES. | |
| Notes | 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. | |
| Notes | 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. | |
| Notes | 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. | |
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| Notes | 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. | |

SCOTTSDALE FIRE STATION NO. 602
75TH STREET / INDIAN SCHOOL RD.
SCOTTSDALE, ARIZONA

LEA - Architects, LLO
7750 EAST MONTAGNA PHOENIX, AZ
ARCHITECTS PLANNING ENGINEERS INTERIORS DESIGNERS

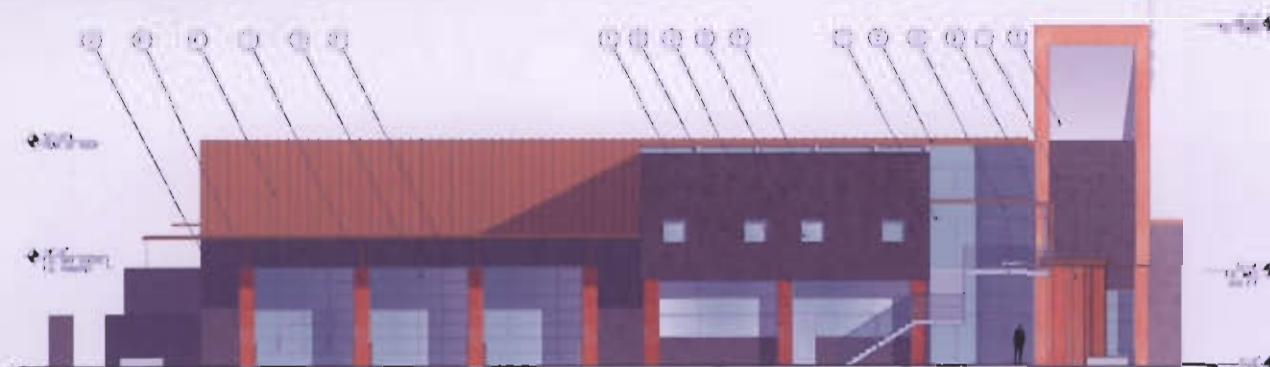




SCOTTSDALE FIRE STATION NO. 802
78TH STREET / INDIAN SCHOOL RD.
SCOTTSDALE, ARIZONA

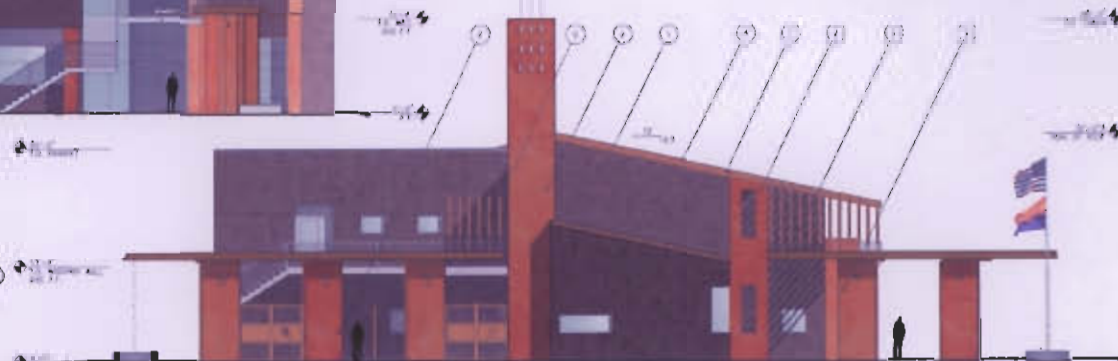
LEA + Architects, LLC
1730 EAST NORTHERN PHOENIX, AZ
CONCEPTS PLANNING INTERIOR EXTERIOR DESIGN

54-DR-2006
REV: 5/31/2006

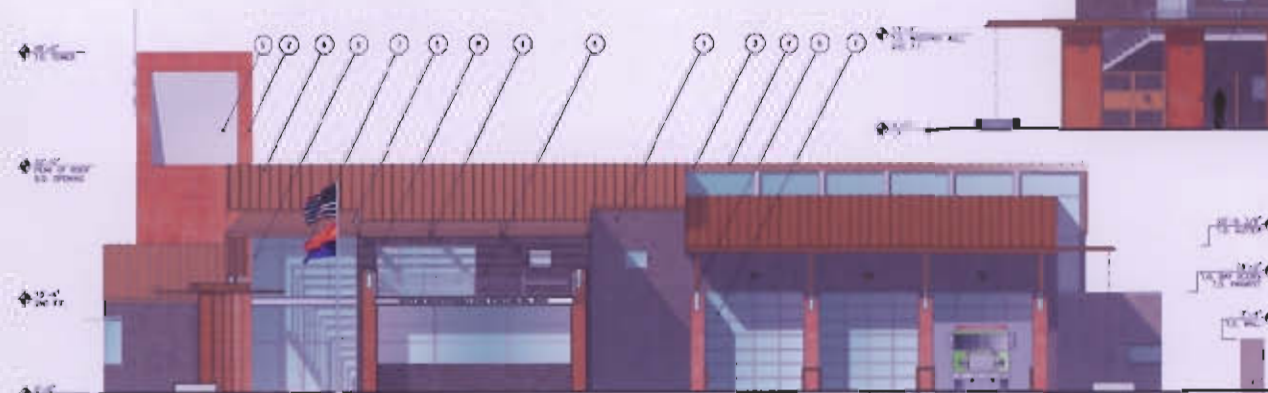


NORTH ELEVATION

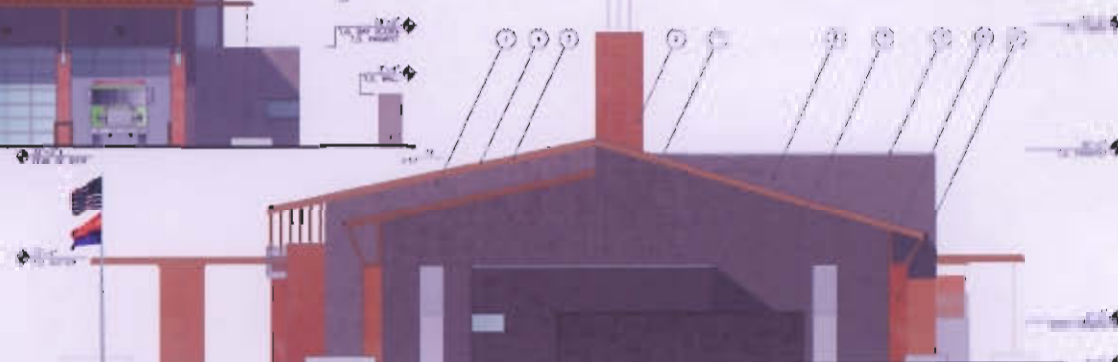
| MATERIAL PALETTE | | |
|------------------|-----------------------------|----------|
| MARKING | MATERIAL | COLOR |
| 1 | Dark Charcoal Steel Decking | CHARCOAL |
| 2 | 1-PLY 1/2" Solid Steel Deck | CHARCOAL |
| 3 | Dark Charcoal Steel Decking | CHARCOAL |
| 4 | Dark Charcoal Steel Decking | CHARCOAL |
| 5 | Dark Charcoal Steel Decking | CHARCOAL |
| 6 | Dark Charcoal Steel Decking | CHARCOAL |
| 7 | Dark Charcoal Steel Decking | CHARCOAL |
| 8 | Dark Charcoal Steel Decking | CHARCOAL |
| 9 | Dark Charcoal Steel Decking | CHARCOAL |
| 10 | Dark Charcoal Steel Decking | CHARCOAL |



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

| | |
|--------------|-------|
| DATE | 08.10 |
| BY | |
| CHECKED | |
| DESIGN TITLE | |
| REVISION | |

| | |
|---|--|
| SCOTTSDALE FIRE STATION NO. 602 | |
| 78TH STREET / INDIAN SCHOOL RD. | |
| SCOTTSDALE, ARIZONA | |
| LEA - Architects, LLC | |
| 1730 EAST NORTHERN PHOENIX, AZ | |
| ARCHITECTS PLANNERS ENGINEERS CONSULTANTS | |



54-DR-2006
REV: 5/31/2006

scottsdale fire station no. 602



streetscape from indian school road



view from design center towards public entry

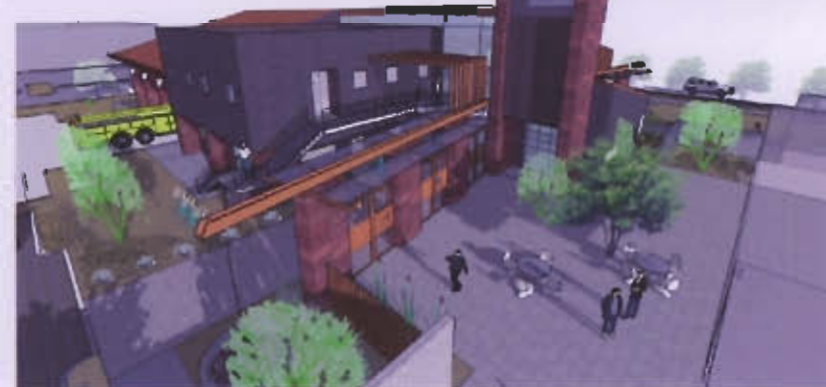


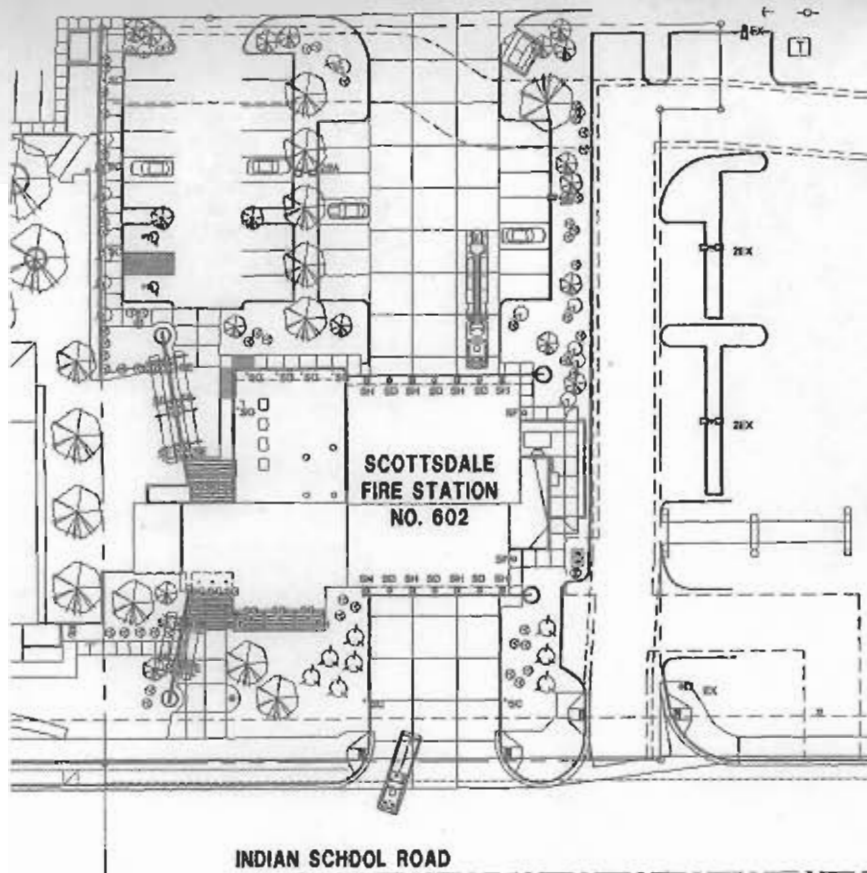
LEA - ARCHITECTS, LLC
PHOENIX, ARIZONA
© 2006

sustainable building concepts



view from parking towards public entry

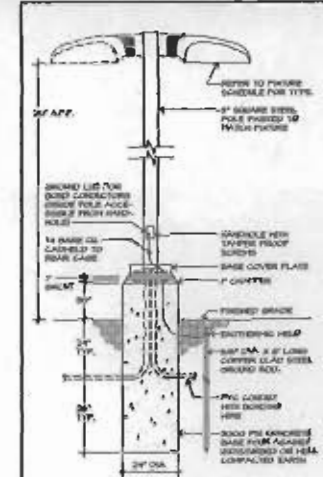




ELECTRICAL SITE LIGHTING PLAN



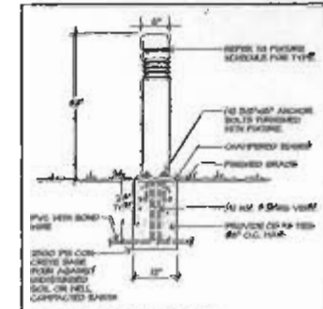
| Symbol | Notes | Qty | Description | Material | Unit | Price | Amount | Notes |
|--------|-------|-----|---|---|------|--------|--------|-------|
| 1 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 2 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 3 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 4 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 5 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 6 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 7 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 8 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 9 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 10 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 11 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 12 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 13 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 14 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 15 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 16 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 17 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 18 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 19 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |
| 20 | 1 | 1 | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | 1" SQUARE STEEL POLE PHASED 12" HUBS PILING | EA | 100.00 | 100.00 | 1 |



MOUNTING DETAIL

TYPE 200' x 10'

1. E.P.A. BATTERING AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE & PILING ASSEMBLY.
2. POLE PILING ASSEMBLY SHALL PROVIDE BASE DATA FOR E.P.A. 10' HUBS PILING ASSEMBLY.



MOUNTING DETAIL

TYPE 200' x 10'

PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING

Q650

SCOTTSDALE FIRE STATION NO. 602

78TH STREET / INDIAN SCHOOL RD.

SCOTTSDALE, ARIZONA

SCOTTSDALE FIRE STATION NO. 602
78TH STREET / INDIAN SCHOOL RD.
SCOTTSDALE, ARIZONA

LEA - Architects, LLC
1780 EAST NORTHERN PHOENIX, AZ
ARCHITECTURAL PLANNING & DESIGN CONSULTING FIRM



54-DR-2006
REV: 5/31/2006

Scottsdale Fire Station 602
7552 E. Indian School
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p><input checked="" type="checkbox"/> A. KNOX BOX</p> <p><input type="checkbox"/> B. PADLOCK</p> <p><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ord Gp 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Fire Station 602 54-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by LEA Architects, LLC with a date provide on the plan by City Staff of 5/31/2006.
 - b. The location and configuration of all site improvements and landscaping shall be constructed to be consistent with the site plan and Landscape Plan submitted by LEA Architects, LLC with a date provide on the plan by City Staff of 5/31/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. *Roof drainage systems shall be interior, except that overflow scuppers, the rain harvesting are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.*
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

10. *The pavers utilized in the new court yard are to match the existing pavers in the Design Center court yard.*

LANDSCAPE DESIGN:**DRB Stipulations**

11. *The trees utilized adjacent to East Indian School Road, shall be consistent with the trees utilized in the East Indian School Road Capital Improvement Project.*
12. All plant material utilized on site shall be selected from the ADWR-PHX plant list.

Ordinance

- A. *50 percent of the provided trees shall be mature as defined by the Zoning Ordinance.*
- B. *Shrubs shall have a minimum size of 5 gallons.*
- C. *Ground cover plant material shall be a minimum of 1 gallon.*
- D. *The minimum separation between Trees, shrubs, and ground cover limits shall not exceed seven feet.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:
 - Parking Lot and Site Lighting:
 - a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.5 foot-candles.
 - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

17. *A minimum of 2 bicycle racks shall be provided within 50 feet of the main entry.*
18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.
21. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 22. Site plan by LEA architects,LLC and dated 5/1/06.
- 23. Project narrative dated 5/31/06.
- 24. Approved Stormwater waiver dated 5/11/06.
- 25. Context aerial and various photos of the site.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 26. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 27. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- 28. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 29. The developer shall design and construct the driveway off of Indian School Road in general conformance with COS Standard details (Standard Detail #2256 for CL, 2257 for CH, or 2258 for CI).

Ordinance

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- F. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.
- G. On 5/11/ 2006, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.

INTERNAL CIRCULATION:

DRB Stipulations

- 30. The developer shall provide a minimum parking-aisle width of 24 feet.
- 31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 32. The developer shall provide bike parking between fire station and CVS.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
33. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Indian School Road except at the approved driveway location.

Ordinance

- I. Waterline and Sanitary Sewer Easements:
- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
36. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- J. Refuse enclosures are required as follows:
- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- K. Underground vault-type containers are not allowed.
- L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City

Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.